

Case No. SP-07048

Applicant: Glenwood Hills Venture, LLP

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 08-49, to approve with conditions a detailed site plan for construction of 45 single-family detached, and 144 multifamily dwelling units, for a project referred to as Glenwood Hills Subdivision, Phase III, on property described as approximately 43.21 acres of land in the M-X-T Zone, located on the south side of Central Avenue, approximately 4,000 feet east of the intersection with Addison Road, Capitol Heights, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to signature approval of the detailed site plan, the applicant shall revise the plans as follows:
 - a. On Sheet 1 of the DSP, list the following modifications to the approved CSP development standards:
 - i. Front garages for single-family detached dwellings shall have a minimum 20 foot setback from the back of the sidewalk.
 - ii. A minimum 15 foot rear yard shall be provided for front-loaded single-family detached dwellings.
 - iii. A minimum side yard of 3 feet shall be provided for Lots 2, 44, and 45 of Block A, and 4 feet for Lots 3, 42, and 43 of Block A.

- iv. For single-family detached houses with an integrated garage, the deck shall not intrude into the rear yard setback for more than 10 feet; and for single-family detached houses with a freestanding garage accessed through a public alley, the deck shall be placed between the house and the garage.
- b. Show all of the CSP development standards on Sheet 1.
- c. Change the house on Lot 3 to a rear-loaded neo-traditional house facing towards the roundabout with vehicular access from the rear alley, or revise this house to provide a brick front and sides.
- d. Revise the architecture of the lower visibility sides of the multifamily buildings (facing onto the PEPCO property) to indicate that all optional windows on the side elevations will be standard. All other sides shall include materials and detailing comparable in quality of design to the front façade, including making all of the optional windows on the side elevations standard.
- e. Revise the architecture of the fronts of the multifamily buildings to include arched brushed aluminum railings in the large rectangular openings to the parking garage to match the style of railings within the small openings.
- f. Add additional landscaping in order to screen the sides of the multifamily buildings that face towards Karen Boulevard.
- g. Add Lots 3 and 42 to the brick front tracking table on Sheet 1.
- h. Demonstrate the required 45 percent green space for the multifamily parcel.
- i. Add a horizontal ladder and swing set to the play area, moving proposed trees as necessary to accommodate the additional equipment.
- j. Add a trash receptacle and two grills to the picnic area.
- k. Include details of all recreational equipment proposed.
- l. Demonstrate full conformance to Sections 4.1, 4.3, and 4.7 of the *Landscape Manual*.

- m. Clearly indicate all sidewalks using a stippled pattern and provide dimensions for the width of sidewalks.
 - n. Provide a detail for a rolled curb to be utilized along all streets with single-family houses unless modified by DPW&T.
 - o. Revise the TCP II to show the critical root zone of each specimen tree on site.
 - p. Revise the architectural elevations of the Michener I model to provide an additional feature on the right side endwall.
2. Prior to signature approval of the detailed site plan, a copy of the approved stormwater management concept plan shall be submitted to show compliance with the DSP. The TCP II shall be revised as necessary to be in conformance with the conditions of the approval letter. Any new impacts to the regulated areas shall require a new preliminary plan of subdivision.
 3. Prior to signature approval of the detailed site plan, the applicant shall revise the site plan and the multifamily floor plans as necessary to demonstrate the required number of standard-sized and handicapped parking spaces for the multifamily buildings. If the required number of spaces cannot be demonstrated in this manner, the applicant shall, prior to signature approval, either receive approval of a departure from design standards for parking space sizes, or else reduce the number of multifamily buildings so that the required amount of parking is provided.
 4. The applicant shall provide a minimum eight-foot-wide trail along the subject property's entire frontage of Karen Boulevard. This trail will accommodate north-south pedestrian and bicycle movement through the site as envisioned by the sector plan.
 5. The applicant shall provide standard and wide sidewalks along both sides of all internal roads as shown on the submitted site plan, unless modified by DPW&T.
 6. The applicant shall provide ADA-compatible curb cuts and well-marked crosswalks at all intersections, unless modified by DPW&T. Curb cuts and crosswalks shall be marked and labeled on the approved detail site plan to the satisfaction of the Urban Design Section and the trails coordinator.
 7. Prior to issuance of building permits for housing in this phase, the applicant shall record HOA documents which minimally ensure that all residents of the Glenwood Hills community will have equal access to all of the private recreational facilities, including but not limited to the central community facilities.
 8. Prior to issuance of permits for the entrance features at the southern edge of the site, the applicant shall prepare a covenant for approval by the Department of Environmental Resources for the maintenance of the entrance features. The applicant shall demonstrate

that the approved covenant has been filed with the Prince George's County Land Records Division.

9. Afforestation and associated permanent protection fencing shall be installed prior to the issuance of building permits for adjacent lots. A certification prepared by a qualified professional shall be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.
10. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit to the M-NCPPC Planning Department copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
11. Prior to the issuance of a building permit for the 500th dwelling unit in Glenwood Hills, the applicant shall have commenced construction of at least a part (one or more retail or office units) of the office/retail component.
12. All development shall meet the following standards:
 - a. Each façade of the multifamily buildings, including the side elevations, shall utilize a minimum of 75 percent brick, stone, stucco, or similar materials.
 - b. At least 90 percent of the single-family detached units shall have a front façade constructed of brick, stone, or stucco or shall be designed with a full width front porch. Any side elevation which directly faces the public street shall be designed with materials and details in a manner consistent with the front elevation.
 - c. Detached single family dwelling units shall have a minimum of 2,000 square feet of living space, exclusive of any unfinished basement area.
 - d. Include a note on the plan that two-family, townhouse facades shall range from 50 percent to 100 percent brick. Sixty percent of the two family, townhouse units shall be 100 percent brick. The average brick content on all facades of the attached housing per stick shall be a minimum of 76 percent.
 - e. A brick tracking chart shall be included on the plans.
 - f. Revise the architectural side elevations of all highly visible single-family detached and attached dwelling units to include brick, stone, or stucco materials and detailing comparable in quality of design to the front façade. A list of the highly visible units shall be agreed upon by the Urban Design staff as designee of the Planning Board and applicant. Final design shall be approved by the Planning Board or its designee.

Ordered this 7th day of October, 2008, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Harrison, Knotts, Olson and
Turner

Opposed:

Abstained:

Absent: Council Member Exum

Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council